



**JAMES
ANDERSON**



TO LET

Clifford Avenue, East Sheen, SW14

£2,850 Per Month

Per Month

A fantastic family home with a large west-facing private garden and off street parking for one car. The ground floor of this property offers two reception rooms and a fully fitted kitchen with breakfast bar and access out to the large private garden. There are three good sized bedrooms upstairs, and a family bathroom. Clifford Avenue is a short walk to Mortlake station and East Sheen High Street with its many shops and restaurants. Richmond Town Centre and Richmond Park are also close by.



Three Bedrooms



One Bathroom



Two Receptions



Eat In Kitchen



EPC Rating E | Council Tax E



Mortlake Station



Excellent Local Schools



Easy Access into Richmond



Private West Facing Garden



Deposit £3288.46 | Holding Deposit £657.69

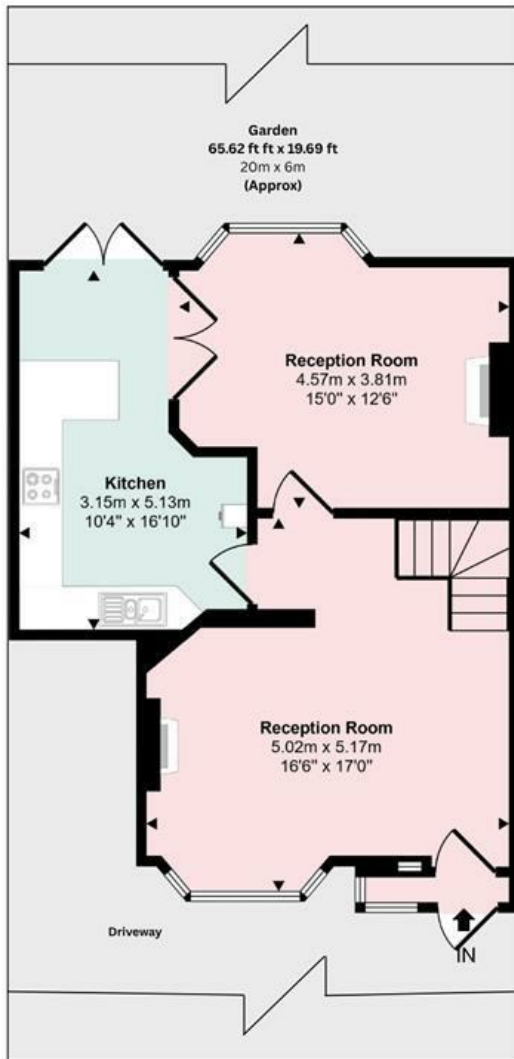


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

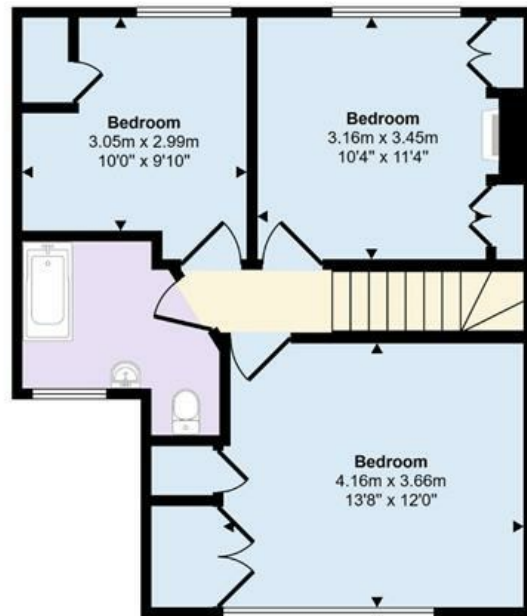
0208 876 6611

Clifford Avenue, East Sheen

**Approx Gross Internal Area
105 sq m / 1132 sq ft**



Ground Floor
Approx 54 sq m / 577 sq ft



First Floor
Approx 52 sq m / 555 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

